

The Regular Meeting of the Meeker Town Board was held Tuesday, June 15, 2010 at Town Hall.

Members Present	Mayor	Etheridge
Trustees		Halandras
		Cook
		Conrado
		Strate
Members Absent		Omer
		Gerloff
Town Staff Present	Town Administrator	Day
	Town Planner	Smith
	Town Clerk	Cook
	Town Attorney	Viscardi
	Admin. Assist.	Niemi
Citizens Present	Nikki Turner	RB Herald Times
	Andrea Massey	Ennovate
	Aaron Skroch	Ennovate
	Joe Staib	Ennovate
	Matt Scoggins	Colorado CPA Services
	Margie Joy	Meeker Chamber of Commerce
	Michele Morgan Wendy Gutierrez	

CALL TO ORDER

Mayor Etheridge called the meeting to order at 7:00 p.m.

ROLL CALL

All Trustees present except Trustees Gerloff and Omer.

APPROVAL OF THE AGENDA

Mayor Etheridge asked if there were any changes to the agenda with none noted.

A motion was made by Trustee Halandras to approve the agenda, seconded by Trustee Cook. All ayes, motion carried.

APPROVAL OF THE PREVIOUS MINUTES

Mayor Etheridge asked for changes or revisions to the minutes of June 1, 2010 with none noted.

A motion was made by Trustee Strate to approve the June 1, 2010 minutes seconded by Trustee Conrado. All ayes, motion carried.

APPROVAL OF VOUCHERS

Trustee Conrado left the room due to a potential conflict of interest. Mayor Etheridge asked for questions or comments regarding the revised set of vouchers dated June 15, 2010, with Trustee Cook inquiring about item #15 under the General Fund- Office of the District Attorney ó Investigation Reimbursement, asking if the Town paid the DA's office? Day replied yes, and a conversation was held with the District Attorney as well.

A motion was made by Trustee Strate to approve the revised set of vouchers dated June 15, 2010, seconded by Trustee Cook. All ayes, motion carried.

Trustee Conrado returned to the meeting.

PUBLIC PARTICIPATION

Margie Joy ó Meeker Chamber of Commerce Board of Directors requested to be on the agenda for an upcoming

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Board workshop, suggesting possibly the July 6, 2010 meeting. She stated the purpose of the request was to discuss the Chamber of Commerce's role with economic development. Ms. Joy stated the Chamber may look at hiring a new director who also has economic development skills. She went on to say the Chamber would like to involve the Town, as well as Rangely and other entities and explained the Chamber had begun the process by having a conversation with the County Commissioners and the State Department Office of Economic Development. She added the Department of Economic Development offers free assessments based on demographic area, and the Chamber was willing to begin the process with interested entities. Mayor Etheridge stated it sounded like a great idea and asked Ms. Joy to provide additional information to the Board before the next meeting. The Board concurred to meet with Meeker Chamber members and other interested entities in a workshop after July 6, 2010 BOT meeting.

NEW BUSINESS

Presentation of 2009 Town of Meeker Audit by Colorado CPA Services PC.

Matt Scoggins from Colorado CPA Services presented the Board with the 2009 Town of Meeker audit. He thanked the Board for the opportunity to serve the Town and the ability to present the audit. He outlined how the audit was prepared and what the audit team looked for during its preparation. He stated page three, the Independent Auditors Report, was a summary of the audit. He also referred the Board to page 10, outlining the information it entailed as well as other areas of importance in the audit. Mayor Etheridge thanked Mr. Scoggins for his presentation and work on the audit. She asked for questions or comments, with Administrator Day thanking Town Clerk Lisa Cook for all her hard work on the audit.

A motion was made by Trustee Strate to accept the 2009 Town of Meeker Audit by Colorado CPA Services, seconded by Trustee Halandras. All ayes, motion carried.

Presentation by Ennovate Corporation concerning the Town's energy audit.

Ennovate staff (Joe Staib, Aaron Skroch and Andrea Massey) introduced themselves and Ms. Massey began by thanking the Board for allowing them to make their Technical Energy Audit presentation and stated she hoped the Town would make a motion tonight to accept the report so Ennovate could move forward with the work. She then outlined the work completed since the last presentation, stating a report was created regarding cost savings and why the recommendations were made. She stated the focus and analysis was based on the Town's needs through interviews with Staff, how to become more energy efficient and to create solutions to address the issues. Ms. Massey summarized other information from the report and outlined the project scope and the recommended list of changes/upgrades, as well as benefits of the proposed upgrades. Ms. Massey stated Ennovate had a mechanical contractor walk through Town Hall and provide Ennovate a quote on replacement of the boiler, and other work, adding it was high. She stated since that time, Ennovate had obtained other quotes from contractors the Town worked with (i.e. Lunsford Mechanical) and were lower. She went on to say the current project price was \$336,000 and would go down at the final contract stage based on quotes from other contractors. She added there would be a guaranteed annual savings of \$11,329.00 and included total utilities and operational savings. She went on to explain the line item called a First Year Capital Cost Avoidance Item, which is the capital the Town paid up front for replacement that would occur in the future (i.e. replacing a boiler), with a first year savings of about \$36,000.00. She then went on to explain how the cost comparison chart worked. Ms. Massey stated the next steps would be: 1) Ask the Board to consider the TEA report as being completed and 2) move into the EPC contract process, which outlines the improvements to the building and the process. She relayed Dan Richardson (representative from the Governors Energy Office) would conduct a third party review and Ennovate would have a revised report based on his suggestions for changes. Mayor Etheridge thanked Ms. Massey for her presentation and asked for comments or questions.

Trustee Cook asked Ms. Massey to explain the first year Capital Cost Avoidance again, with Mr. Skroch explaining how it worked. Mayor Etheridge inquired as to how the energy savings was figured into the contract? Mr. Skroch stated any savings moved from the TEA report into the contract was guaranteed, and outlined two

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scenarios for the Board as to how it could work. Discussion focused on the bonus of contracting with Ennovate, cost of the project; pay back of a performance contract and having someone else come in to do the work cheaper. Mr. Skroch stated Ennovate understood the Town's concerns and based on the walk through with the contractor, the numbers presented tonight were high, but other bids Ennovate had received had come in lower. Mr. Skroch explained to the Board how the contract process worked; adding they would always use the lowest costs and the price would come down. Trustee Halandras inquired as to the benefit/value of contracting the work through Ennovate, with Mr. Skroch outlining the benefits as well as the checks/balances systems Ennovate proposed. Trustee Cook inquired if there were grants to help finance the project, with Mr. Skroch replying there was, but were very competitive and technology specific. Mayor Etheridge stated the Town had received an initial report in December 2009 and it looked as if Package B was the best fit for the Town's needs, with the project price of about \$344,000.00. She stated one item that had made them hesitate was the simple pay back process of 25 years, adding the Town didn't want to spend that much time paying for the work. She went on to say the Town had \$100,000.00 budgeted for energy improvements and wanted to do the project, adding she liked the whole package concept presented, which included the design work as it added value to the project. She added the cost was still prohibitive and the next step for the Town/Board would be to find funding. She asked for comments or questions from the Board with Trustee Strate stating they keep hearing about the numbers being lower, and it would be nice to see what those numbers were. Ms. Massey stated the lower figures would be in the final TEA report. Discussion focused on the current report showing lower prices than the previous report and the reasons why, the benefits of having a direct digital control system and the county moving forward with Ennovate for work on a couple of their facilities.

Trustee Halandras inquired as to what Ennovate needed the Town to do. Ms. Massey stated if the Board accepted the TEA report as prepared, they could proceed to the next steps which would be a contract and begin the design work. Mayor Etheridge inquired of Administrator Day if the Board could accept the report and move forward if the Town didn't know how the project would be paid for? Mr. Skroch stated the Town could figure out the financial aspects during the time used to review the proposed contract. Day inquired if there were any time limits between the times the Board accepted the report and when a contract was executed? Ms. Massey stated there was no deadline per-say, adding the Town could accept the report tonight and enter into the contract at another meeting. Trustee Halandras stated he had no problem with accepting the report, but questioned the digital controls price. He also inquired about window film with Mr. Staib explaining window film worked if it was installed correctly and could last 10-15 years, but there were instances the film, when poorly installed bubbled after a year. Attorney Viscardi stated the original contract with Ennovate had a provision regarding the acceptance of the TEA report which stated "an energy performance contract must be entered into within 90 days of doing the acceptance." Ms. Massey stated the new "Notice of Acceptance" form from the Governor's Energy Office excluded the provision Attorney Viscardi referenced. Discussion focused on the previous agreement between the Town and Ennovate and not being able to substitute the new form without modifying the contract, where to get the remainder of the funds, if the Town wanted to do the work and budget constraints. Mayor Etheridge stated Board consensus was they wanted to do the work and if they accepted the TEA report, the Town would be under a 90-day time constraint to find funding. She recommended for the next meeting to have some options for financial direction and a final decision could be made to move forward or not. Day stated she would obtain financing information for the next meeting and inquired of Ennovate if the report was accepted by the Town, but didn't move forward with a contract, was the Town still responsible for paying for the audit? Mr. Skroch replied yes.

A motion was made by Trustee Halandras to accept the Technical Energy Audit Report as presented by Ennovate, seconded by Trustee Cook. All ayes, motion carried.

Board consideration of adopting Ordinance #4, Series 2010, an Ordinance approving and adopting the updated version of the "Zoning District Map of the Town of Meeker, Colorado."

Town Planner Anna Smith stated Joy Surveying Inc. had been contracted to update the Town's map which

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included all changes in zoning, lot line adjustment and boundary changes since the last adopted map. She stated the map fulfilled the contract agreement between JSC Inc. and the Town and a motion from the Board would formally adopt the updated map. Attorney Viscardi added part of the reason for the map was for Staff to have the ability to make changes using the GIS information Planner Smith learned. Discussion focused on how the GIS course Planner Smith took would be used for updating the map in the future. Mayor Etheridge inquired if the County was doing an airport master plan, with Planner Smith replying yes. Mayor Etheridge asked whatever the County comes up with and whatever involvement the Town may have with the discussion, any changes that come up can be done digitally/instantly? Planner Smith stated yes, and explained how it would be done. She added the more recent changes such as Ute Road had also been added to the new map. Mayor Etheridge inquired about 2nd Street as well as the subdivision in Sanderson Hills being shown on the map even though they don't exist in reality and asked what it meant? Day stated the reason 2nd Street was on the map was because it was platted and belonged to the Town although a street has never been constructed on the land, and Sanderson Hills was an approved subdivision as shown on the plat. Trustee Conrado inquired if the zoning was all in place, with Planner Smith replying yes, adding the new map represented what was done over the years.

A motion was made by Trustee Strate to approve Ordinance #4, Series 2010, an Ordinance of the Town of Meeker approving and adopting the 2010 Zoning District Map, seconded by Trustee Halandras. All ayes, motion carried.

Discussion concerning request to relocate old Methodist Church building to old elementary school site.

Administrator Day gave the Board renderings created by Rich Sales and Nicole from the University of Colorado - Denver, regarding the request from Michele Morgan to relocate the old Methodist Church building to the old elementary site. Day stated she had contacted Pat Hooker (County Administrator) to inquire what the RBC Commissioners' position was regarding some of the concepts the Town had received for redevelopment. She said that Pat had spoken to the Commissioners who conveyed that they would only be interested in the property if they could remove the current building and construct a new justice center on the property or if the building is renovated they may be interested in some shared parking on the property. She reported that Delta had completed a successful public/private housing project which was comprised of a vacant parcel of land owned by the school district. She explained that the School District worked with the developer by agreeing to allow the developer to construct seniors/elderly town homes on the property with the requirement that the contractor pre-sell half the units prior to beginning the project and then pay back the School District as the units were sold. She stated the contractor sold all 16 units prior to construction and the project was a success, including the School District receiving full payment for the land. Ms. Morgan inquired if the Board liked the idea of the church relocating to the elementary site, with Mayor Etheridge stating not at first, as she couldn't envision the concept. She added the Town wanted to keep much of the area in green space and the addition of another building would take away from that. She went on to say the drawings presented a nice visual and if done as depicted, it would be alright. Ms. Morgan stated the original portion of the church was small and removal of the modulars from the site would allow for more green space. Trustee Cook inquired as to the use of the building with Ms. Morgan stating it could be commercial space and had obtained many ideas from community members; such as a visitor's center. She went on to say time was an issue in regards to moving the church since it needed to be moved by the first of August. Discussion focused on what the building could be used for, the processes to make it work, and since Ms. Morgan's request was for private use, if a land lease would be required. Additional discussion focused on the Town having to make a decision soon about the current elementary school site, but that at the present time, did not have a plan. Trustee Cook inquired if land was sold to an individual, would it have to go to an election, with Day replying yes, if the land was sold. Trustee Cook stated the best option would be to sell the property, with discussion focusing on the process of selling the property, the process of dividing it into individual lots and the Board not knowing what interest in the building/site from the community was. Trustee Halandras inquired if the Town could lease a parcel of the property, with Attorney Viscardi stating he was unsure. Mayor Etheridge stated if it weren't for the time constraints the idea would be worth consideration, but at this time, the Board hadn't decided on what to do with the property. The Board concurred Ms. Morgan's idea wasn't something they could

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consider at this time and thanked her for bringing forth the idea.

MAYOR’S REPORTS

None

MANAGER’S REPORTS

Energy Impact Funding: Day stated the State would have Energy Impact grant funds available this year and suggested the Town submit a grant request for street re-paving or the 800 MHZ radio systems for the Police Department. Discussion focused on the deadline for the grant (August 1, 2010), and not being able to get costs for the 800 MHZ project. Administrator Day will try to obtain costs for both projects for discussion at the Capital Projects workshop in July.

Town Projects Update: Administrator Day stated the Ute Road project was going well and construction had begun placing the colored concrete in the center of the roundabout today. She stated the plan was to concentrate on getting the roundabout poured and when finished, the remainder of the sidewalks would be completed. She added an issue had arisen due to a letter from HP Geotech, the geotech firm for the School District, being received which stated there might be a possibility constructing a road over the newly constructed sewer line, located under the new Ute Road, might adversely affect the sewer line. She added a meeting with HP Geo-tech, the attorneys, and other personnel were being scheduled and would keep the Board updated on the situation. Discussion focused on what effects the road could have on the sewer line.

ATTORNEY’S REPORTS

None

OTHER TOWN BOARD BUSINESS

Trustee Cook inquired about the removal of the fence around the old elementary school, asking if an ad would be posted in the paper? Day stated the Town didn’t own the property yet, and the school had asked the Town to not begin any projects until the school district has officially vacated the property. She added she had received some inquiries about the fence.

Trustee Halandras expressed his concern about not yet having a solution concerning the Main Street elementary property. He said that the Town did not have adequate funds to take on a large renovation project and was unsure what should happen. The discussion focused on the public wanting to save the building and the County wishing to demolish it to construct a justice center. Mayor Etheridge suggested placing a ballot question on the ballot for the November election to ask the public if ownership of the land should be transferred to Rio Blanco County to construct a new justice center and see what transpired. She stated by placing the issue on a ballot during the November election, it would be in the hands of the voters where it belonged. Discussion focused on the process and timelines for a ballot question to be included in the November election, 2010. The Board concurred to discuss the issue further at the next BOT meeting.

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 9:36 p.m.

Mandi Etheridge, Mayor

Attest:

Lisa Cook, Town Clerk